

**Minutes of the
JOINT REVIEW BOARD MEETING**

**PROPOSED SOUTH GATEWAY TAX INCREMENT FINANCING DISTRICT
VILLAGE OF LONG GROVE**

November 13, 2020

1. Call to Order.

Village of Long Grove Joint Review Board (“**JRB**”) representative Trustee Anne Kritzmire called the meeting to order at 7:01 a.m. In accordance with P.A. 101-640, Member Kritzmire read the following statement:

“Due to the Governor’s statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, the Long Grove Village President has determined that it is not prudent for the members of public bodies (including the Joint Review Board) or staff to convene in-person for today’s meeting. Therefore, the Joint Review Board is meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, today’s meeting is being recorded.”

2. Roll Call and Introduction of Taxing District Representatives and Public Member

Member Kritzmire called the roll of all taxing districts and the Public Member entitled to serve on the JRB of the proposed South Gateway Tax Increment Financing District (the “**TIF District**”):

Affiliation of Member	Name of JRB Member	Present	Absent
Village of Long Grove	Trustee Anne Kritzmire	X	
College of Lake County	n/a		X
County of Lake	n/a		X
Ela Township	Gloria Palmblad	X	
Kildeer/Countryside S.D. 96	Jon Hitchco	X	
Stevenson High SD 125	n/a		X
Long Grove Park Dist.	n/a		X
Long Grove Fire Prot. Dist.	n/a		X
Vernon Area Library Dist.	Cynthia Fuerst	X	
Public Member	Richard Terrett	X	

The JRB members present indicated that they were able to hear the proceedings, and it was confirmed that they all could be heard. Member Kritzmire declared that, as there is no specific quorum requirement for the JRB, there were sufficient members of the JRB to proceed.

Member Kritzmire also noted that JRB members should have received copies of the meeting agenda, the proposed Redevelopment Plan & Program for the TIF District, a draft ordinance approving the Redevelopment Plan and Program, and other materials that were

also available on the Village website. All members acknowledged receipt of such materials.

It was also noted that the following others were present: Long Grove Village President Bill Jacob; Long Grove Village Planner Jim Hogue; Village of Long Grove Intern Denise Rosenquist; Village Attorney Vic Filippini; and Lee Brown of Teska Associates (Village TIF Consultant)

3. **Selection of Chairperson.** Member Terrett moved, seconded by Member Fuerst, to appoint Member Kritzmire as Chairperson. On a roll call vote, Members Terrett, Fuerst, Hitchco, Palmblad, and Kritzmire voted aye; no nays. Member Kritzmire thereafter oversaw the meeting as Chair.
4. **Presentation of Overview of Proposed South Gateway Tax Increment Financing District.** Chairperson Kritzmire requested Long Grove TIF Consultant Lee Brown to offer an overview of the proposed TIF District. Mr. Brown presented a PowerPoint that discussed the TIF Law, identified the proposed TIF District, reviewed the conditions within the proposed TIF District that qualified the area for establishment as a TIF District, and summarized the elements of the draft Redevelopment Plan and Program/Eligibility Study, including the proposed budget therefor.

Following such presentation, Mr. Brown and Mr. Filippini fielded questions and comments from the JRB members.

5. **Review of:**
 - **Draft South Gateway Tax Increment Financing District Redevelopment Plan & Program**
 - **Draft Ordinance Approving Redevelopment Plan and Program**

Observing that Mr. Brown's presentation included a review of the draft Redevelopment Plan and Program, Chairperson Kritzmire requested Long Grove Village Attorney to offer a review of the draft ordinance approving the Redevelopment Plan and Program. Mr. Filippini briefly summarized the draft ordinance, noting that it was a standard form of the ordinance would need to be updated and approved by the Village Board to establish the TIF District. The JRB members had no further questions or comments.

6. **Public Comment and Review of Public Record.** Chairperson Kritzmire asked whether there were any public comments or questions. Village President thanked the members of the JRB for their service, as well as the services of Village staff and consultants. Chairperson Kritzmire noted that there was a JRB meeting on October 9, 202, and that representatives of two of the property owners (Menard's and the former Geimer Nursery properties) were present during that meeting. She also noted that the lack of notice to the State's Department of Commerce and Economic Opportunity prompted the holding of this second JRB meeting. There were no other comments from the public.
7. **Recommendations.** Chairperson Kritzmire asked if there were other questions or comments from JRB members. There being none, Member Terrett moved, seconded by Member Palmblad, as follows: "*I move that the Joint Review Board recommend approval*

of the proposed Redevelopment Plan & Program and the draft Ordinance adopting such Plan.”

On a roll call vote, Members Terrett, Fuerst, Hitchco, Palmblad, and Kritzmire voted aye; no nays. The motion passed as the recommendation of the JRB.

8. **Approval of 10/9/20 JRB Meeting Minutes:** Chairperson Kritzmire noted that the JRB was required to have minutes, and the draft minutes included with the meeting materials related to the October 9, 2020 meeting of the JRB previously held. Chairperson Kritzmire also noted that the recommendation of today’s meeting would supersede the recommendation made on October 9, 2020. Members Fuerst, Hitchco, and Palmblad noted that they were not present for that meeting and could not speak to the accuracy of the draft minutes. Member Terrett moved, seconded by Chairperson Kritzmire, to approve the 10/9/20 JRB minutes. On a roll call vote, Members Terrett and Kritzmire voted aye; no nays; and , Members Fuerst, Hitchco, and Palmblad abstained. The minutes were approved.
9. **Other Business:** There was no other business.
10. **Adjournment:** At 7:35 a.m., Member Terrett moved, seconded by Member Fuerst, to adjourn the meeting. On a roll call vote, Members Terrett, Fuerst, Hitchco, Palmblad, and Kritzmire voted aye; no nays. The motion passed and the meeting adjourned.